



2 Fairhill Crescent, Carnmoney, BT36 6LT

Offers Over £239,950

- Extended detached bungalow in highly popular residential area
- 3 Bedrooms
- 2 Reception Rooms
- Sunroom with magnificent views
- Double glazing in uPVC frames/ Gas fired central heating
- Fitted kitchen with granite worksurfaces and built in appliances
- Highest presentation throughout
- Modern shower room
- Generous mature site/ Garage
- uPVC fascia and rainwater goods

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This is a bright spacious detached bungalow situated in a quiet and highly regarded residential area of Carnmoney which experiences strong demand. The property has been extended to provide additional family accommodation and is provided to an exacting standard throughout. Occupying a generous mature site this is a home which will be of great appeal to a variety of purchasers.



Council Tax Band: Northern Ireland



Reception Porch

Reception Hall

Polished wood flooring, cloaks, access to roofspace, hot press with gas boiler

Lounge

15'9 x 10'6

Feature stone fireplace, open fire, back boiler, open plan to:

Dining Room

11'3 x 8'8

Glazed double doors

Sunroom

11'5 x 10'0

Polished wood flooring, magnificent views

Kitchen

12'2 x 7'9

Range of high and low level units, granite worksurfaces with matching splashback, inlaid hob unit and double oven, ceramic tiled flooring, stainless steel extractor fan, plumbed for washing machine, fully tiled flooring, casual dining area

Bedroom (1)

11'5 x 9'9

Bedroom (2)

11'5 x 11'2

Bedroom (3)

8'3 x 7'7

Laminate wood flooring, built in robe

Shower room

Low flush W/C, vanity unit, shower unit with controlled shower, heated towel rail, ceramic tiled flooring, fully tiled wall, downlighters, extractor fan

Outside

Front, side and rear in lawn, plants, trees and shrubs

Paved patio area

Access by ramp to rear

Car parking space

Outside light and tap

Outdoor power points

Garage

22'10 x 11'5

Roller door, light and power

Disclaimer/ Additional information

The information contained within these particulars is

intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

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[mobile-checker](https://www.nidirect.gov.uk/services/broadband-and-mobile-checker) Flooding maps for Northern Ireland

[https://www.nidirect.gov.uk/information-and-](https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area)

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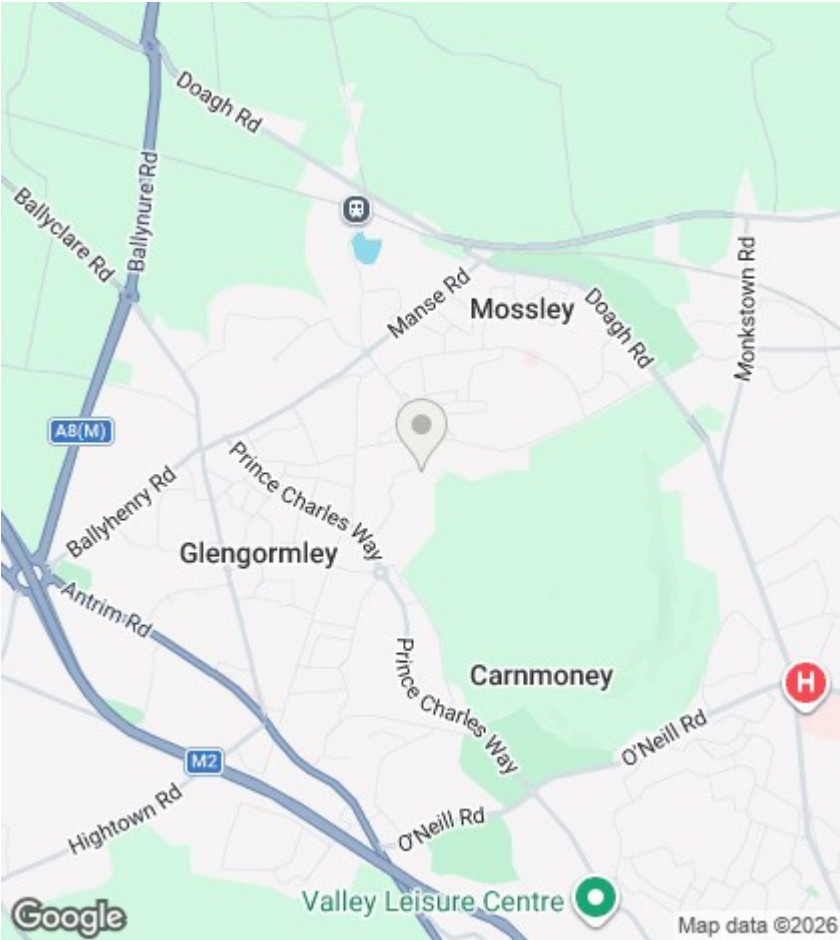
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Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC